

FACTSHEET

TITLE: **CHANGE OF ZONE NO. 06021**, to amend Sections 27.69.046 and 27.69.081 of the Lincoln Municipal Code relating to signs in the B-2 Planned Neighborhood Business District and I-3 Employment Center District, respectively, to delete the requirement that the on-premises ground sign for a free-standing pad site building be located within thirty feet of the building.

STAFF RECOMMENDATION: Approval

SPONSOR: Planning Department

BOARD/COMMITTEE: Planning Commission
Public Hearing: Consent Agenda: 07/19/06
Administrative Action: 07/19/06

RECOMMENDATION: Approval 7-0 (Taylor, Sunderman, Carroll, Larson, Cornelius, Strand and Carlson voting 'yes'; Esseks and Krieser absent).

FINDINGS OF FACT:

1. The Planning staff recommendation of approval is based upon the "Analysis" as set forth on p.2, concluding that this proposed text amendment will remove a sign limitation that applies only in the B-2 and I-3 zoning districts, and is often waived through the use permit process.
2. On July 19, 2006, this application appeared on the Consent Agenda of the Planning Commission and was opened for public hearing. No one came forward to speak.
3. The record consists of a letter from Bob Norris of Nebraska Neon Sign Company in support (p.5).
4. On July 19, 2006, the Planning Commission agreed with the staff recommendation and voted 7-0 to recommend approval.

FACTSHEET PREPARED BY: Jean L. Walker

DATE: July 31, 2006

REVIEWED BY: _____

DATE: July 31, 2006

REFERENCE NUMBER: FS\CC\2006\CZ.06021

LINCOLN CITY/LANCASTER COUNTY PLANNING STAFF REPORT

for July 19, 2006 PLANNING COMMISSION MEETING

PROJECT #: Change of Zone #06021

PROPOSAL: An ordinance amending Sections 27.69.046 and 27.69.081 of the Lincoln Municipal Code relating to ground signs in the B-2 and I-3 zoning districts to delete the requirement that the on-premises ground sign for a free-standing pad site building be located within thirty feet of the building; and repealing Sections 27.69.046 and 27.69.081 of the Lincoln Municipal Code as hitherto existing.

CONCLUSION: This text change will remove a sign spacing limitation that applies only in these two districts, and is often waived through the use permit process.

RECOMMENDATION:

Approval

ANALYSIS:

1. The sign ordinances currently require ground signs for freestanding pad sites to be located within 30' of the pad site, but only in the B-2 and I-3 districts.
2. This sign requirement can be waived, and frequently is.
3. The design of commercial centers often includes a signage plan, sometimes employing a specific theme, which cannot always accommodate the required spacing. In addition, revisions to plans years later can be complicated by this provision.
4. This change only affects the required separation of ground signs from building pad sites, and does not change the setback requirements.
5. The proposed text amendments are attached.
6. As part of the City's ongoing attention to streamlining opportunities, staff suggests removing this requirement.

Prepared by:

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441-7620, gczaplewski@lincoln.ne.gov

Date: July 3, 1006

Applicant: Marvin S. Krout, Director
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CHANGE OF ZONE NO. 06021

CONSENT AGENDA

PUBLIC HEARING & ADMINISTRATIVE ACTION

BEFORE PLANNING COMMISSION:

July 5, 2006

Members present: Taylor, Sunderman, Carroll, Larson, Cornelius, Strand and Carlson; Esseks and Krieser absent.

The Consent Agenda consisted of the following items: **CHANGE OF ZONE NO. 06021, SPECIAL PERMIT NO. 04020A and COUNTY SPECIAL PERMIT NO. 05058, Martell Development Community Unit Plan.**

Ex Parte Communications: None.

Item No. 1.3, County Special Permit No. 05058, was removed from the Consent Agenda and scheduled for separate public hearing.

Larson moved to approve the remaining Consent Agenda, seconded by Strand and carried 7-0: Carlson, Carroll, Cornelius, Larson, Strand, Sunderman and Taylor voting 'yes'; Esseks and Krieser absent.

Note: This is final action on Special Permit No. 04020A, unless appealed to the City Council by filing a letter of appeal with the City Clerk within 14 days of the action by the Planning Commission.



"Bob Norris"
<bnorris@nebraskasign.com
>

07/14/2006 09:16 AM

To <plan@lincoln.ne.gov>

cc

bcc

Subject Change of zone No.06021

Members of the Planning Commission,

I am writing in support of the above referenced change of zone. Planning staff has identified an outdated requirement in the ordinance; this change will streamline the sign permit process. It will also make the ordinance more flexible, allowing for more common sense placement of signs on property in these zones. Thank you for your consideration of this proposed change.

Bob Norris

Nebraska Neon Sign Company